



Scout hut

Three Scout Leaders attended the meeting and reported on meetings with the developer since I last met them. Agreement was reached on all matters discussed except ownership.

The current proposal for design of the actual hut satisfies their initial needs, so the parish council is content for that design to be included in the \$106 Agreement. The location of the building within the area allocated to the scouts must allow for its extension without compromising car parking.

The location of the **equipment store** was discussed. While there remain good reasons to have it attached to the main building, the parish council accepts that on balance it should be separate. The initial requirement is a capacity equivalent to four standard garages. Both organisations are keen to agree a layout of the site which meets the requirements set out in the formal response.

It is inevitable that the buildings will not always be occupied and will attract unwanted attention. Both the hut and the storage building will need an **alarm system** from the outset. This should be provided by the developer, not least because it is easier to build a system into the structures rather than add it retrospectively.

In the original concept, it was envisaged that the **water supply** for the adjacent allotments would be, basically, a tap on the outside of the hut. Since safeguarding and other requirements now preclude this, the developer should be reminded when installing the water supply to the hut that the pipework should be taken as far as the allotments.

On **ownership**, it became apparent that while the scouts have made much progress on how the building might be owned and managed, there is more work to be done. It was agreed that there should be further meetings between us. No formal vote was taken, but it seemed to me that those councillors who expressed a view favoured the long-ago favoured solution in which the Council held the freehold of the property which was then leased to the scouts, effectively in perpetuity, on a peppercorn rent. It was not clear whether this was compatible with the scouts' favoured solution, which is ownership by a community interest company. However, it was agreed that there is a need to ensure that should the Scouts cease to operate in Great Horkesley, which has happened before, the building could be run by the parish council for the wider community. It would be useful to know whether the planning authority has a view on this.

Other matters

The Parish Council has yet to be involved in discussions about the management and ownership of the community spaces within the development. The extent to which the willow plantation is to be a community asset is unclear, but there is concern that the entire plantation on its current boundaries should continue to provide an effective screen for the development. ("Community" in this context means the population of Great Horkesley, not just those who come to live within the development.)

The Parish Council is keen to know about the progress which has been made in agreeing a design of the shared footway/cycleway which will connect the development with Chesterwell and whether there is an estimate of when construction will start.